

POPULATION ESTIMATES 2013 City of Charleston

Department of Planning, Preservation & Sustainability, January 2013



2013 POPULATION ESTIMATE (Estimated figures shown will be achieved during 2013 when permitted housing units are occupied)

Area of City	2010 Census (04/01/00)	2010-2012 Persons Annexed	2010-2012 New Housing (Persons)	2010-2012 Housing Loss (Persons)	TOTAL 2013 ESTIMATE
Peninsula	34,636	0	630	103	35,163
West Ashley	54,239	117	2,416	26	56,746
James Island	17,847	558	187	3	18,589
Johns Island	5,266	0	672	5	5,933
Daniel Is./Cainhoy	8,095	3	1,162	0	9,260
TOTALS	120,083	678	5,067	137	125,691

This estimate uses the 2010 Census population as a base plus the number of persons annexed, plus persons gained by new residential construction, minus persons lost by residential demolition. Persons gained by new residential construction is calculated using 98% of the number of single family (S/F) housing units plus 98% of the multi-family (M/F) housing units permitted in the listed calendar years (minus the vacancy rate of 12.1%) multiplied by 2.18 (City of Charleston persons per household from the 2010 Census). Persons lost by residential demolition is calculated by number of housing demolition permits in the listed calendar year multiplied by the vacancy rate and persons per household. Note: a 0.75 multiplier was applied to the number of residential units for year 2010 to reflect only those units permitted after the Census cut-off date of April 1, 2010.

BUILDING PERMIT TALLIES

SINGLE FAMILY UNIT PERMITS ISSUED BY YEAR AND AREA

YEAR	Peninsula	West Ashley	James Island	Johns Island	Daniel Is./Cainhoy	TOTAL
2003	34	309	241	143	522	1,249
2004	104	273	184	165	412	1,138
2005	122	332	69	313	348	1,184
2006	74	384	62	184	146	850
2007	45	376	32	281	117	851
2008	16	221	33	72	91	433
2009	15	166	12	104	84	381
2010	29	234	18	70	67	418
2011	18	236	33	139	114	540
2012	23	302	54	167	110	656
TOTALS	480	2,833	738	1,638	2,011	7,700

(Source: City of Charleston Building Permit Records)

MULTI-FAMILY UNIT PERMITS ISSUED BY YEAR AND AREA

YEAR	Peninsula	West Ashley	James Island	Johns Island	Daniel Is./Cainhoy	TOTAL
2003	36	458	74	85	170	823
2004	71	149	7	15	191	433
2005	185	367	346	8	244	1,150
2006	61	228	28	0	129	446
2007	32	282	42	0	329	685
2008	90	554	0	0	6	650
2009	0	0	0	0	0	0
2010	8	114	0	0	42	164
2011	6	0	0	0	314	320
2012	262	488	0	0	0	750
TOTALS	751	2,640	497	108	1,425	5,421

(Source: City of Charleston Building Permit Records)

DEMOLITION OF RESIDENTIAL UNITS BY YEAR AND AREA

YEAR	Peninsula	West Ashley	James Island	Johns Island	Daniel Is./Cainhoy	TOTAL
2003	32	15	3	0	0	50
2004	20	16	3	0	0	39
2005	32	2	5	0	0	39
2006	14	11	3	0	0	28
2007	15	3	0	0	0	18
2008	13	2	1	0	0	16
2009	17	5	0	1	0	23
2010	27	4	2	0	0	33
2011	13	9	0	0	0	22
2012	21	2	1	3	0	27
TOTALS	204	69	18	4	0	295

(Source: City of Charleston Building Permit Records)

PERSONS ANNEXED BY YEAR AND AREA

YEAR	Peninsula	West Ashley	James Island	Johns Island	Daniel Is./Cainhoy	TOTAL
2003	0	6	0	2	0	8
2004	0	13	7	10	0	30
2005	0	11	447	8	0	466
2006	0	348	154	0	10	512
2007	0	48	0	0	0	48
2008	0	33	0	6	0	39
2009	0	146	0	0	0	146
2010	0	85	0	0	3	88
2011	0	10	260	0	0	270
2012	0	22	298	0	0	320
TOTALS	0	722	1,166	26	13	1,927

(Source: City of Charleston Planning Division)